9733 68

STATE OF TENNESSEE
COUNTY OF Davidson
4069-M
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 1995

Notary Public

MY COMMISSION EXPIRES: 9/16/75

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Faluyi Eriamiatoe	Third National Bank in Nashville	60-7-105
(NAME)	(NAME)	
2928 Rich Acres Drive	201 4th Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37207	Nashville, TN 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, James E. Baird, III, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Faluyi Eriamiatoe and wife, Ester Osariemen Eriamiatoe

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Land in Davidson County, Tennessee being Lot No. 50 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, Register's Office for said County.

BEING the same property conveyed to James E. Baird, III by quitclaim deed from Kathy P. Baird, filed of record in Book 7943, page 921, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

J.E. Baird, III and James E. Baird, III are one and the same person.

0079767

IDENTIFICATION REFERENCE

95 JUL 18 AM 9:29

REGISTER
DAVIDSON CO. TN.

This is improved property known as 2928 Rich Acres Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 10th day of July, 1995.

James E. Baird, III

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4109-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, THE Undersigned, a Notary Public in and for said County and State, the within named

James E. Baird, III, unmarried

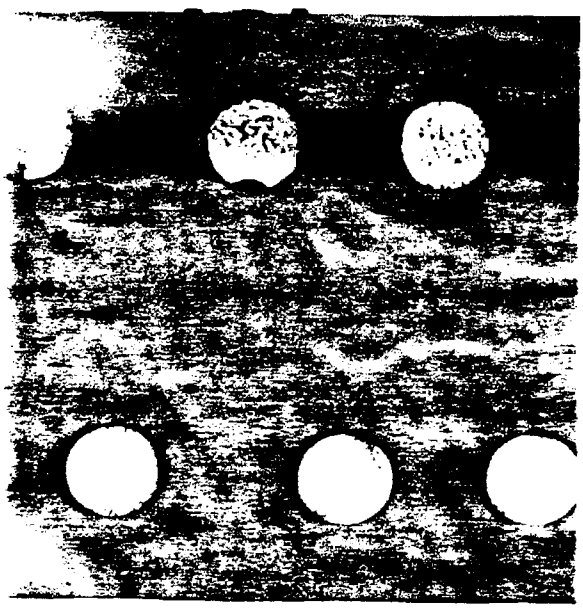
the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 10th day of July, 1995.

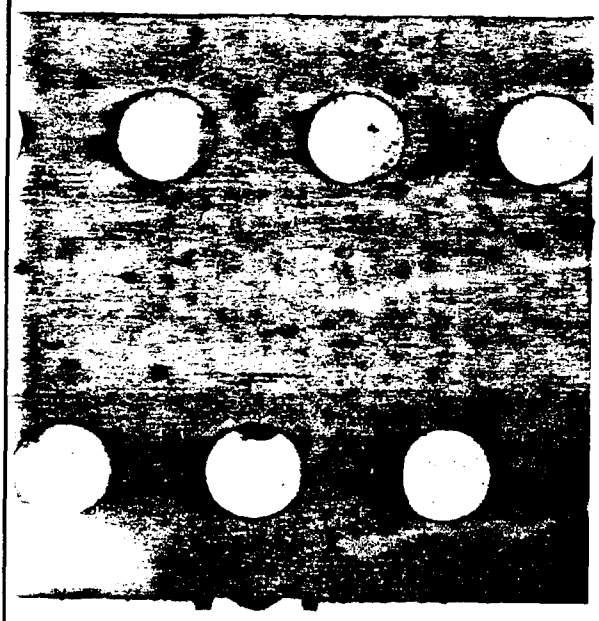
My commission expires 7/16/95

NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

30-30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9733 PG 70

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible]	79010.00
[illegible]	292.30
PRFEE	1.00
WDEED	8.00
TOTAL	301.30
CHECK	301.30

[illegible] 01 09:31 0001 1947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00079767
IDENTIF. & REFERENCE

95 JUL 18 AM 9:29

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 931041